

ORDINANCE NO. 2004-32-CM

AN ORDINANCE TO AMEND THE ZONING ORDINANCE OF
TIPPECANOE COUNTY, INDIANA, NO. 97-51-CM

BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF TIPPECANOE COUNTY, INDIANA, THAT THE UNIFIED ZONING ORDINANCE, BEING A SEPARATE ORDINANCE AND NOT PART OF A UNIFIED COUNTY CODE IS HEREBY AMENDED AS FOLLOWS:

Section 1: Change UZO Section 2-1 SINGLE-FAMILY RESIDENTIAL ZONES by reducing the lot width and increasing the maximum coverage by all buildings in the R1 zone as indicated below:

- 2-1-5 **MINIMUM LOT WIDTH:** by adding the following statement - except on lots with a 50' radius across the entire front measured at the property line, which can be 65' at the building setback.
- 2-1-6 **LOT COVERAGE:** Maximum coverage by all buildings – ~~25%~~ 30%

Section 2: Change UZO Section 2-2 SINGLE-FAMILY RESIDENTIAL ZONES by reducing the lot width and increasing the maximum coverage by all buildings in the R1A zone as indicated below:

- 2-2-5 **MINIMUM LOT WIDTH:** *Served by sanitary sewer* - ~~75'~~ 60'
- 2-2-6 **LOT COVERAGE:** Maximum coverage by all buildings – ~~25%~~ 30%

Section 3: Change UZO Section 2-3 SINGLE-FAMILY RESIDENTIAL ZONES by reducing the lot width, increasing the maximum coverage by all buildings and reducing the minimum side setback the in R1B zone as indicated below:

- 2-3-5 **MINIMUM LOT WIDTH:** *Served by sanitary sewer* – ~~60'~~ 50'.
- 2-3-6 **LOT COVERAGE:** Maximum coverage by all buildings – ~~30%~~ 35%
- 2-3-9 **MINIMUM SIDE SETBACK NOT ALONG STREET FRONTAGE:** ~~6'~~ 5'

Section 4: Change UZO Section 2-4 SINGLE-FAMILY RESIDENTIAL ZONES by increasing the maximum coverage by all buildings in the R1U zone as indicated below:

- 2-4-6 **LOT COVERAGE:** Maximum coverage by all buildings – ~~35%~~ 40%

Section 5: Change UZO Section 4-2-1 SUMMARY OF STANDARD AREA, WIDTH, COVERAGE, AND HEIGHT REQUIREMENTS by changing the table below and adding footnote 13 referring back to 2-1-5 MINIMUM LOT WIDTH as indicated:

ZONE	MINIMUM LOT AREA ¹ (sq.ft)		MINIMUM LOT WIDTH ¹ (ft.)	MAXIMUM LOT COVERAGE BY ALL BUILDINGS (pct.)	MINI- MUM VEGE- TATIVE COVER (pct.)	(Amend 10) MAXIMUM BLDG. HEIGHT (ft.)
	PER USE	PER D.U. ²				
R1	10000	----	75 65 ¹²	25 30	40	35 ⁹
R1A	7500	----	75 60	25 30	40	35 ⁹
R1B	6000	----	60 50	30 35	35	35 ⁹
R1U	4000	----	40	35 40	30	35 ⁹

12 See 2-1-5 SINGLE-FAMILY RESIDENTIAL ZONES - MINIMUM LOT WIDTH for lots with 50' radius across entire lot measured at property line.

Section 6: Change UZO Section 4-2-2 SUMMARY OF STANDARD SETBACK REQUIREMENTS in the table below by separating out R1B standards into a new row and

adding footnote 12 referring to **4-4-5 SETBACKS FOR STRUCTURAL PROJECTIONS AND STOOPS** as indicated.:

ZONE	ALONG STREET FRONTAGE				NOT ALONG STREET FRONTAGE			
	(Amends 16, 16a)MINIMUM SETBACK ¹ FOR PRIMARY USE BLDG, ACC.USE / STR / BLDG				MINIMUM REAR SETBACK		MINIMUM SIDE SETBACK	
	LO ³	CO	SE	PR	PrmUB	AccUSB ²	PrmUB	AccUSB
	(Amend 8)				(Amend 5, 16, 16A)			
R1 R1A	25	30	40	60	25	10	6	6
R1B	25	30	40	60	25	10	5 ¹²	5 ¹²
R1U ³ (Am 30)	15	15	15	15	20	6	6	4

12 See 4-4-5 below on **SETBACKS FOR STRUCTURAL PROJECTIONS AND STOOPS**

Section 7: Change **UZO Section 4-4-5 SETBACKS FOR STRUCTURAL PROJECTIONS AND STOOPS** paragraph (a) referring to building separation as indicated.:

- (a) The following structural projections may extend up to 2’ into a minimum **front, rear** or 6’ side setback and no more than 1’ into a minimum **5’ side setback** where permitted: eaves, overhangs, ~~chimneys~~, bay windows, green house windows, window wells and window-mounted or wall-mounted air conditioners.
- (c) **Stoops** may extend up to 4’ into a minimum **front** or **rear setback**. In a side yard, only at grade stoops may extend up to 4’ into the **side setback**.

This ordinance shall be in full force and effect from and after its passage.

Adopted And Passed by the Board Of Commissioners of Tippecanoe County, Indiana, this 4th day of October, 2004.

VOTE:

Yes

Ruth E. Shedd, President

Yes

John L. Knochel, Vice President

Yes

KD Benson, Member

ATTEST:

Robert A. Plantenga, Auditor